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NHA IMPLODES FINAL FOUR AT STELLA WRIGHT

NEWARK, May 11, 2002 - - "The implosion of the last four buildings of Stella Wright Homes marks the end of an era in public housing, " stated Robert Graham, executive director of the NHA, as the agency today demolished the last of its six family high-rise public housing complexes in the city.

"Concentrating families in high-density units 50 years ago may have been a good idea, but over time it has proven to be impractical for our families, and today we take pride in leading the way to a vastly different design and feel of public housing," Graham said.

He noted that former U.S. Department of Housing & Urban Development Secretary Henry Cisneros, in commenting on the NHA's demolition/new construction efforts in 1996, stated, "Nowhere in America is the progress more clear; nowhere is it more visible, nowhere is it more effective, and nowhere is it likely to have longer consequences than right here in Newark...which is number one in the country in terms of building replacement housing. Newark is in the front position."

"We truly have changed the face of public housing," Graham continued, "and our Hope VI mixed-income housing program for this Central Ward area is on the cutting edge of urban design and planning."

"The NHA's Board of Commissioners and staff are especially grateful for the vision and support of Mayor Sharpe James, Council President Donald Bradley and all other federal, and local officials who have worked with us in the complex process of new housing construction," said Graham.

"The demolition of Stella Wright now paves the way for the development 755 new units of mixed-income housing, a new public safety building in the Central Ward area, a new Central High School, a redesigned JFK Recreation Center, libraries, parks and commercial opportunities," added Graham.

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The contractor for the \$2.6 million demolition is Mazzocchi Wrecking of East Hanover, N.J. The explosives expert is Controlled Demolition Inc. of Phoenix, MD.

Graham said that the NHA has selected St. James Community Partners, LLC, a joint venture between St. James AME Church of Newark and the Landex Corporation of Baltimore, MD, and the Roizman Development Corporation of New York as developers of the \$150-200 million Hope VI project.

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Stellapress/5/11/02



FACT SHEET

DEMOLITION: Stella Windsor Wright Homes (NJ2-15)

- **DEVELOPMENT TYPE:** Family, high-rise, December 1959
- **CONSTRUCTION COST:** Approximately \$19.8 million
- **DEVELOPMENT CONFIGURATION:** Seven, 13-story high-rise buildings and an administration building.
- **NUMBER OF ORIGINAL DWELLING UNITS:** 1,206
- **ACREAGE:** 12-acre site
- **DENSITY:** Approximately 100 units per acre
- **LOCATION:** Bounded by Prince, Montgomery and Barclay Streets and Muhammad Ali Avenue in the Central Ward.
- **DEPROGRAMMED:** August 2001
- **DEMOLITION CONTRACTOR:** T. Fiore Demolition, Inc., Newark, New Jersey
- **EXPLOSIVES By:** Controlled Demolition, Inc., Phoenix, Maryland

NEW CONSTRUCTION: HOPE VI PROJECT

- **CONFIGURATION:** The redevelopment of Stella Wright Homes will include several neighborhoods (former Hayes Homes and Hill Manor sites), with a minimum of 755 mixed-income housing units, business and commercial opportunities, community facilities, new school construction, parks and community support services.
- **DEVELOPERS:** St. James Community Partners, LLC (a joint venture between St. James AME Church and the Landex Corporation) and Roizman Development Corporation.
- **DEVELOPMENT COST:** \$150-\$200 million

"Building Quality In Housing and Inspiring The Human Spirit"